

Department of Planning and Development



PETITION #48-16
255-257 NEWTONVILLE AVENUE

SPECIAL PERMIT/SITE PLAN
APPROVAL FOR A THREE STORY
SELF-STORAGE FACILITY AND
WAIVERS TO THE PARKING
REQUIREMENTS

MAY 24, 2016



Requested Relief



Special Permits per §7.3.3 of the NZO to:

- allow a building greater than 20,000 square feet (§4.3.2.B.1);
- allow a building with three stories (§4.3.2.B.3, §4.3.3);
- allow a building 36 feet in height (§4.3.3);
- allow an FAR of 1.5 (§4.3.3);

Requested Relief (cont.)



and, per §5.1.13 of the NZO, to further:

- waive 36 parking stalls (§5.1.4);
- allow parking in a side setback (§5.1.8.A.1);
- waive the accessible parking requirement of the NZO (but not the State code) (§5.1.8.B.3; §5.1.8.B.4);
- waive the landscape screening requirements for parking facilities with more than 5 stalls (§5.1.9.A.1);
- waive lighting requirements (§5.1.10.A).

Criteria to Consider

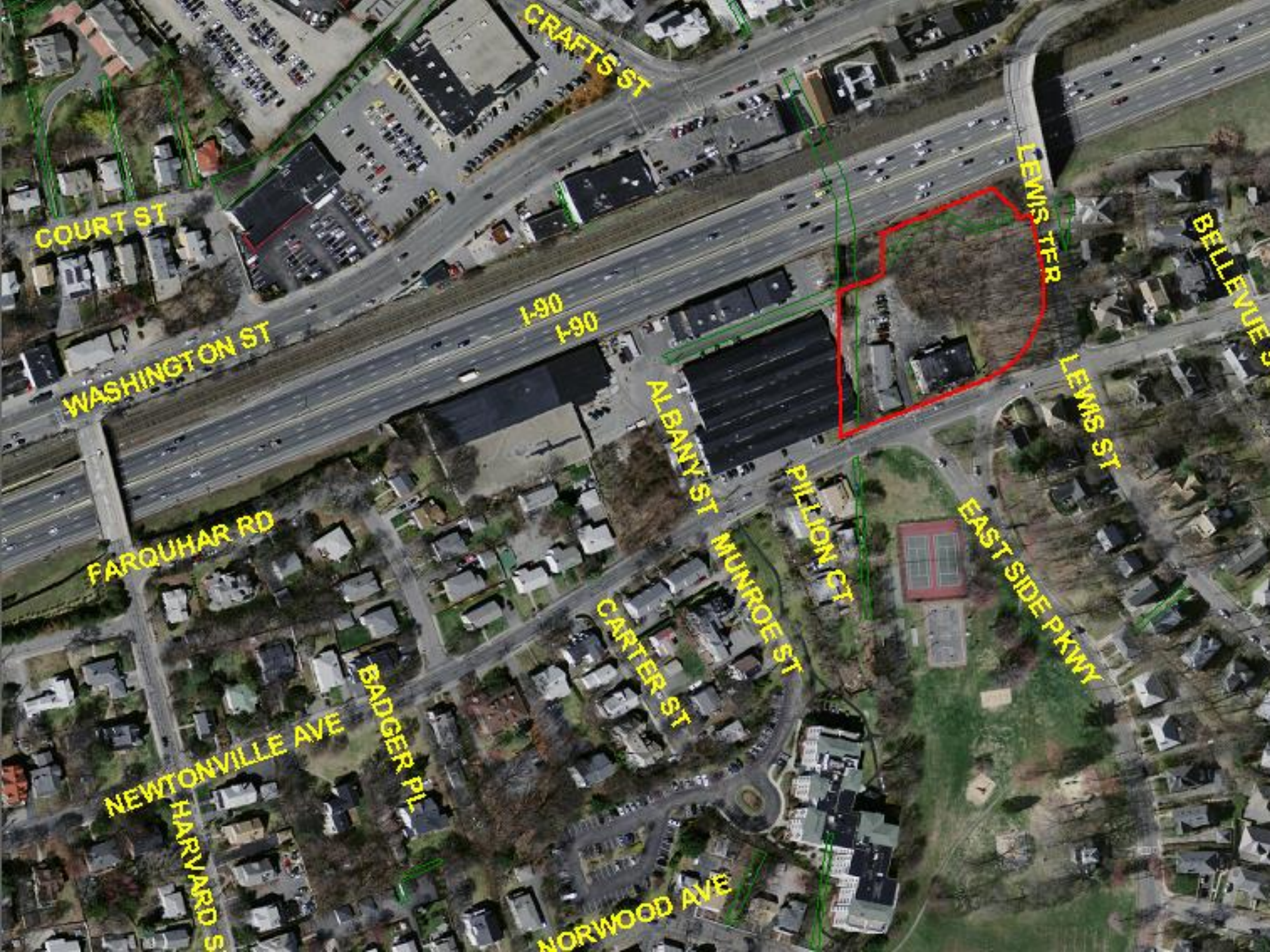


- Whether the site is an appropriate location for a building of three stories and 36 ft. in height with a floor area ratio (FAR) of 1.5 (§4.3.3 and §7.3.3.C.1).
- Whether the site is an appropriate location for a building of greater than 20,000 square feet (§4.3.2.B.1 and §7.3.3.C.1).
- Whether access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4).
- Whether the site planning, building design, construction, maintenance or long-term operation of the premises will contribute significantly to the efficient use and conservation of natural resources and energy (§7.3.3.C.5).

Criteria to Consider (cont.)



- The requested waivers related to the number of stalls, the number of handicapped accessible stalls, landscaping and lighting of the parking facility are appropriate because literal compliance is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features. (§5.1.13)



COURT ST

CRAFTS ST

WASHINGTON ST

I-90
I-90

LEWIS TER

BELLEVUE ST

ALBANY ST

LEWIS ST

FARQUHAR RD

PILLION CT

EAST SIDE PKWY

NEWTONVILLE AVE

BADGER PL

CARTER ST

MUNROE ST

HARVARD S

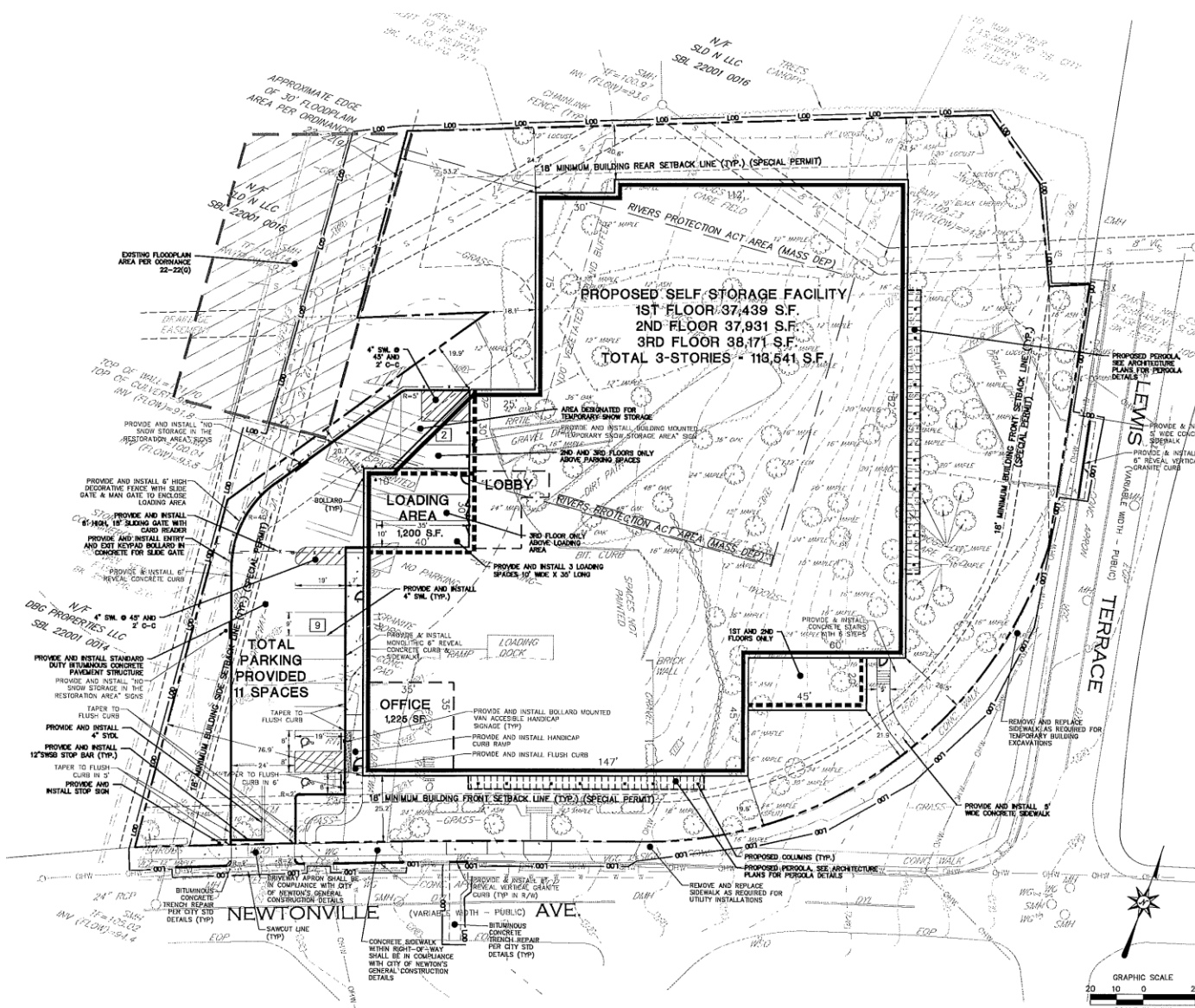
NORWOOD AVE

Project Summary

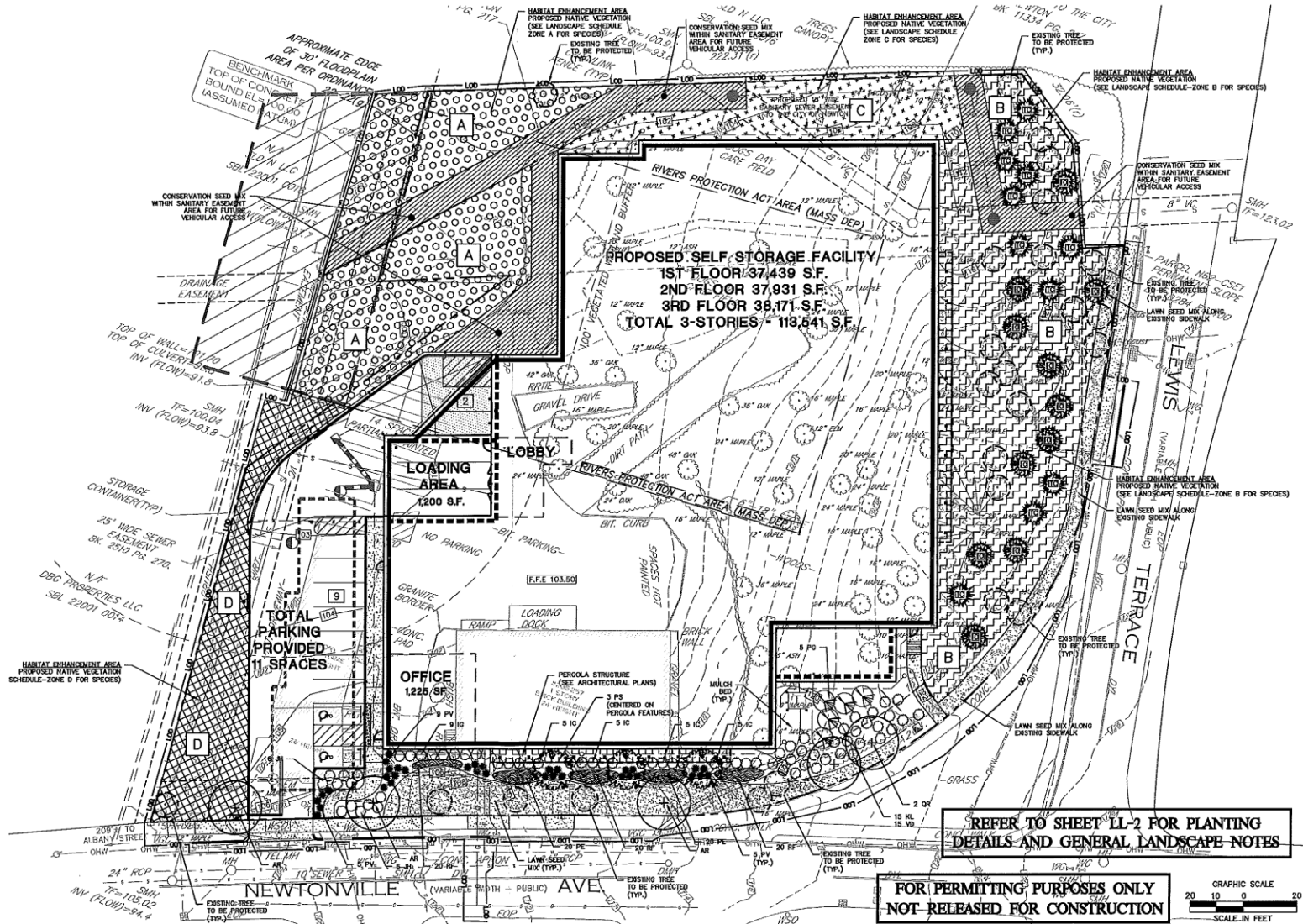


- Site: 74,634 sf zoned MAN
- Existing Use: Office, contractor's yard and office, dog daycare, non-profit educational adventure organization
- Proposed Use: Self-storage facility, allowed in zone.
- Height: 28 ft. from average grade plane
- Size: 113,000 (~33,000 footprint), 1,025 storage units
- FAR: 1.5
- Parking: 11 stalls plus 3 loading bays (14 total vehicle spaces)

Site Plan (dated 4/20/2016)



Landscape Plan (dated 5/19/2016)



Landscape Plan (dated 5/19/2016)



- **“Habitat Enhancement Areas”- Trees**
 - **Zone A (6,530 SF, near Mass Turnpike)**
 - 8 Balsam Firs- 3-4 ft.
 - 8 Black Gum- 4-6 ft
 - 8 Chokecherry 4-6 ft
 - 8 Northern Red Oak- 4-6 ft
 - **Zone C (2,699 SF, near Mass Turnpike)**
 - 25 Eastern Red Cedars- 4-6 ft
 - **Zone D (2,693 SF, parking area)**
 - None

Landscape Plan (dated 5/19/2016)



➤ “Habitat Enhancement Areas”- Trees

➤ **Zone B** (10,325 SF, Lewis Terrace)

- 25 Flowering Dogwood 4-6 ft. (Approx. 16 ft. at maturity)
- 25 Eastern Hornbeam 4-6 ft. (Approx. 60 ft. at maturity)
- **11 American Holly** **15 ft.** (33–66 ft. at maturity)
- **11 Canadian Hemlock** **15 ft.** (Approx. 100 ft. at maturity)

- **Response to recommend addition of evergreen species in this area or replacement of one species with evergreen trees instead of deciduous, 6-8 ft. at install**

➤ **Newtonville Avenue**

Various evergreen and flowering trees

Allowed Land Uses

1. Manufacturing zones allow:

- a) assembly & fabrication of materials,
- b) bottling,
- c) contractor's yards,
- d) food processing,
- e) agricultural uses,
- f) printing,
- g) Laundry, cleaning & dyeing
- h) offices and research facilities
- i) religious institutions and daycare centers,
- j) radio./television studio
- k) veterinary hospital

1. Other uses allowed by special permit include:

- a) other types of manufacturing,
- b) educational facilities,
- c) vehicle repair and sales,
- d) car wash,
- e) gas station
- f) Paint store

Traffic & Parking



- ***ITE Trip Generation Manual, 7th Edition***
- **Proposed facility-**
 - Approx. 142 total vehicles each weekday; 130 on Saturdays; 95 on Sundays.
- **Manufacturing** (e.g., “general light industrial building” or an industrial park)-
 - 76,000 SF (1.0 FAR): approx. 265 vehicles/weekday.
- **Office building-**
 - 114,000 SF (1.5 FAR): approx. 628 vehicles/weekday
 - 76,000 SF (FAR- 1.0): approx. 418 vehicles/weekday
- **Research and Development (R&D) center-**
 - 114,000 SF (1.5 FAR): approx. 462 vehicles/weekday
 - 76,000 SF (FAR- 1.0): approx. 308 vehicles/weekday

Also, traffic generated by office or R&D uses would tend to be concentrated during the AM and PM peak rush hours.

Traffic & Parking



- Parking demand
 - ITE Trip Generation Manual indicates Saturday as having the peak hour of usage
 - *ITE Parking Generation Manual, 4th Edition*, indicates that approximately 7.3 parking spaces would be required for that peak demand.

Comparable facilities- Parking

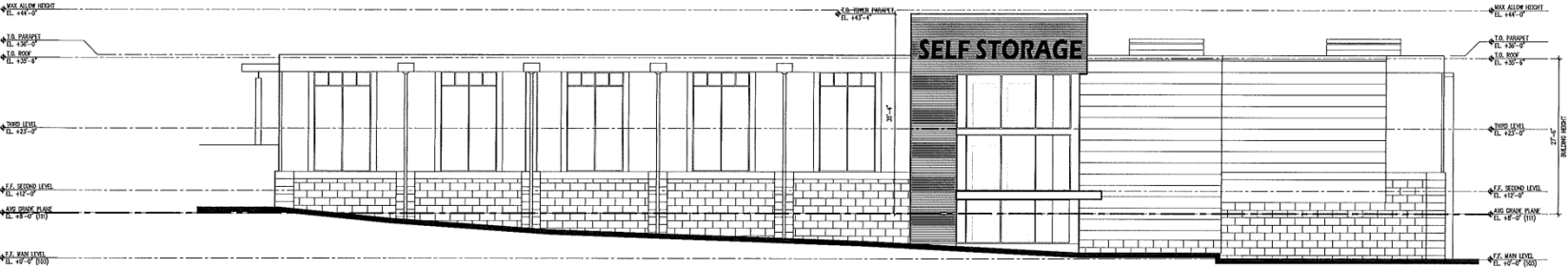


- Petitioner has provided parking observation studies of two nearby comparable self-storage facilities.
- 6 hours at each site (3 one hour counts in Aug./Sept. 2015 and one 3-hour count in May 2016)
 - EZ Storage- 300 Needham Street
170,000 square feet, approx. 1,400 storage units

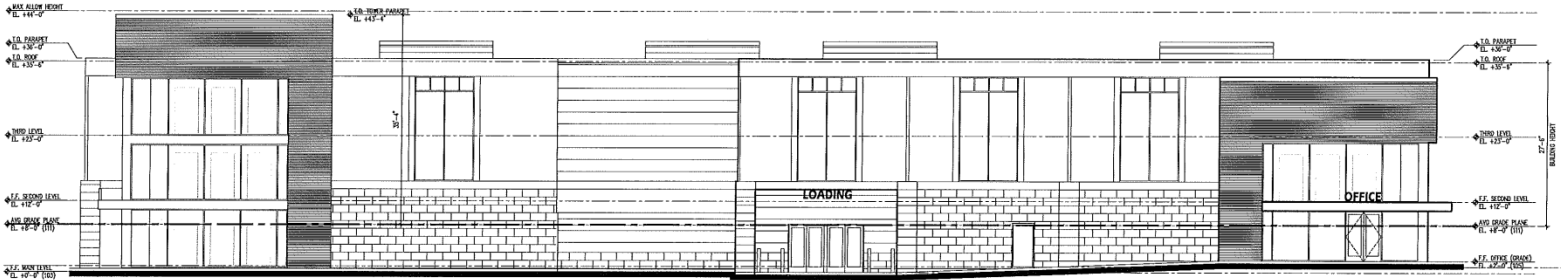
Avg. of 5.3 vehicles observed entering per hour
 - Public Storage- 945 Moody Street (Newton/Waltham line)
117,500 square feet, 1,015 storage units

Avg. of 6.7 vehicles observed entering per hour

Elevations- North (Masspike) and West (5/10/2016)

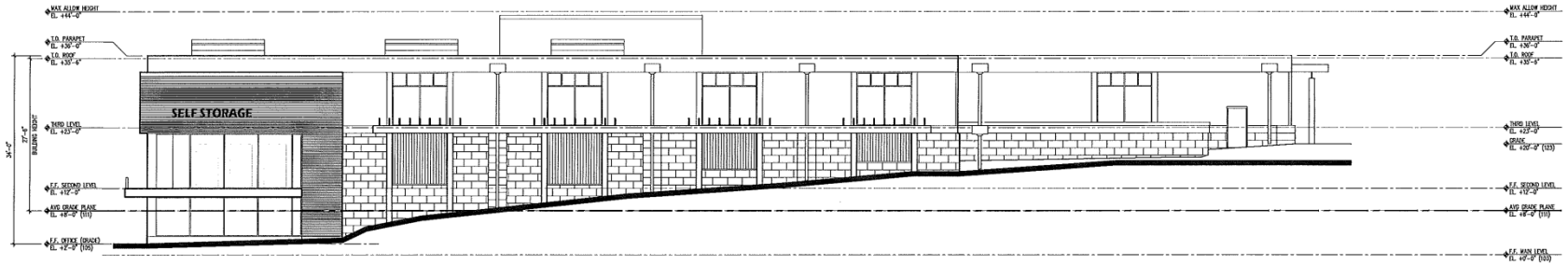


3 EXTERIOR ELEVATION - NORTH - MASSACHUSETTS TURNPIKE

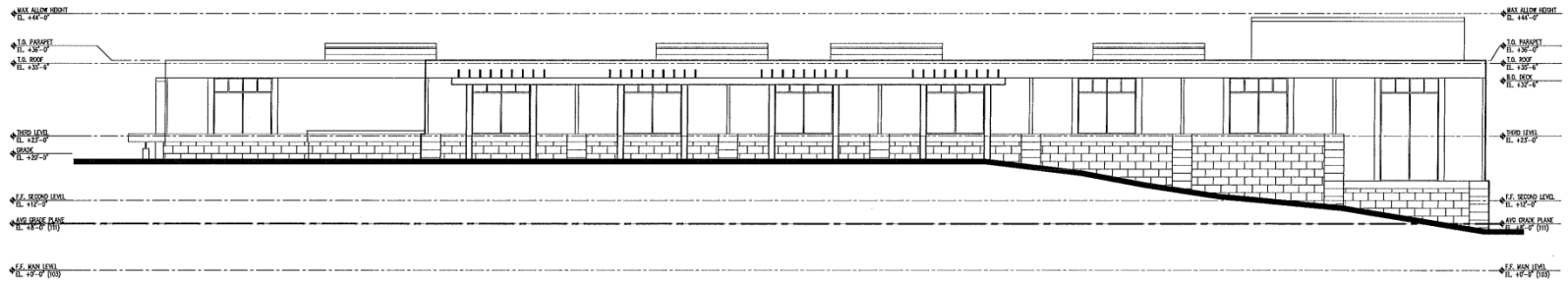


4 EXTERIOR ELEVATION - WEST - PARKING & ENTRANCE

Elevations – Newtonville Ave. and Lewis Terrace (5/10/2016)



1 EXTERIOR ELEVATION - SOUTH - NEWTONVILLE AVENUE
SP-110



2 EXTERIOR ELEVATION - EAST - LEWIS TERRACE
SP-110

Roof Issues



- Solar panels

- “Green roofs”

- Cistern System-
 - proposed by petitioner; would collect roof runoff for use for irrigating landscaping
 - see special permit criteria that structures in excess of 20,000 square feet of gross floor area “contribute significantly to the efficient use and conservation of natural resources and energy. (§7.3.3.C.5)

Acoustic Issues



- Petitioner submitted a sound report indicating the sound impacts on Lewis Terrace and Newtonville Avenue created by HVAC units would:
 - comply with the MassDEP Noise Policy (310 CMR 7.10), but
 - exceed the City's more stringent Noise Control Ordinance (Rev'd Ordinances, §20-13(g)(5)).

- Petitioner suggests this could be addressed through the installation of additional acoustical treatments (i.e., condenser fan panels).
 - The Planning Department recommends that such installation, and continued compliance with the NCO be made a condition.

Hours of Operation



- Planning Department's recommended access hours:
 - Access- Daily: 7:00 am – 9:00 pm
8:00 am – 8:00 pm for truck access

- Petitioner proposal-
 - Office- Daily: 9:30 am-6:00 pm
 - Access- Daily: 6:00 am-9:00 pm
 - Suggests "Look back" condition to assess after 1st and 3rd years of operation

Hours of Operation



EZ Storage (300 Needham Street)-

Office- Mon- Sat: 9:00 am-6:00 pm; Sun: 10:00 am-4:00pm

Access- Daily: 6:00am-9:00pm

Public Storage (945 Moody Street)-

Office- Mon-Fri: 9:30am-6:00pm; Sat-Sun 9:30am-5:00pm

Access-Daily: 6:00am to 9:00pm

Extra Space Storage (128 Bridge St)-

Office- Mon-Fri: 9:30am-6:00pm; Sat: 9:30am-6:00pm; Sun: Closed

Access- Daily: 6:00am-10:00pm

Proposed Findings



1. The site is an appropriate location for a building of three stories and 36 ft. in height with a floor area ratio (FAR) of 1.5 as its sloping topography allow for a significant portion of the structure's mass and height to be concealed from neighboring properties and streets. (§4.3.3 and §7.3.3.C.1)
2. The site is an appropriate location for a building of greater than 20,000 square feet as the site is zoned Manufacturing and consists of approximately 76,000 square feet of land. Furthermore, its sloping topography allows for much of the structure's mass to be concealed from neighboring properties and streets. (§4.3.2.B.1 and §7.3.3.C.1)
3. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

Proposed Findings (cont.)



4. The site planning, building design, construction, maintenance or long-term operation of the premises will contribute significantly to the efficient use and conservation of natural resources and energy. The proposed site plan has been reviewed and approved by the Newton Conservation Commission and the petitioners will be enhancing natural habitat areas with native planting species. Additionally, the project shall include a cistern system that allows for the collection and use of rainwater on-site for landscaping irrigation purposes.
(§7.3.3.C.5)

Proposed Findings (cont.)



5. The requested exceptions related to the number of parking stalls, the number of handicapped accessible stalls, landscaping and lighting of the parking facility are appropriate because such exceptions would be in the public interest and provide for the protection of environmental features by reducing the amount of unnecessary paving on site. As information pertaining to the parking demand generated by the proposed use at this site indicates that the number of stalls proposed will be sufficient to meet expected demand without spillover onto neighborhood streets. (§5.1.13)

Proposed Conditions



1. Plan Referencing Condition.
2. Standard Building Permit Condition.
3. Standard Final Inspection/Certificate of Occupancy Condition.
4. All utilities shall be located underground from the property line.
5. O&M Plan for stormwater management
6. Construction Management Plan (CMP) condition

ADDITIONAL CONDITIONS (NEXT)

Proposed Conditions



ADDITIONAL CONDITIONS (DRAFT ORDER)

1. Prior to the submission of an application for any building permit pursuant to this Order, the petitioner shall submit a Final Landscape Plan showing compliance with the Tree Preservation Ordinance and indicating all new trees and other plantings, including any required to be provided off the property for review and approval by the Director of Planning and Development. Petitioner shall ensure that said landscaping shall be maintained in good condition and any trees and plant material that becomes diseased or dies shall be replaced in a timely manner with similar material.
2. Prior to the submission of an application for any building permit pursuant to this Order, the petitioner shall seek all required permission to install any trees and/or other plantings to be located on City-owned property, e.g., at the intersection of Newtonville Avenue and Lewis Terrace and the Newtonville Avenue / East Side Parkway traffic island

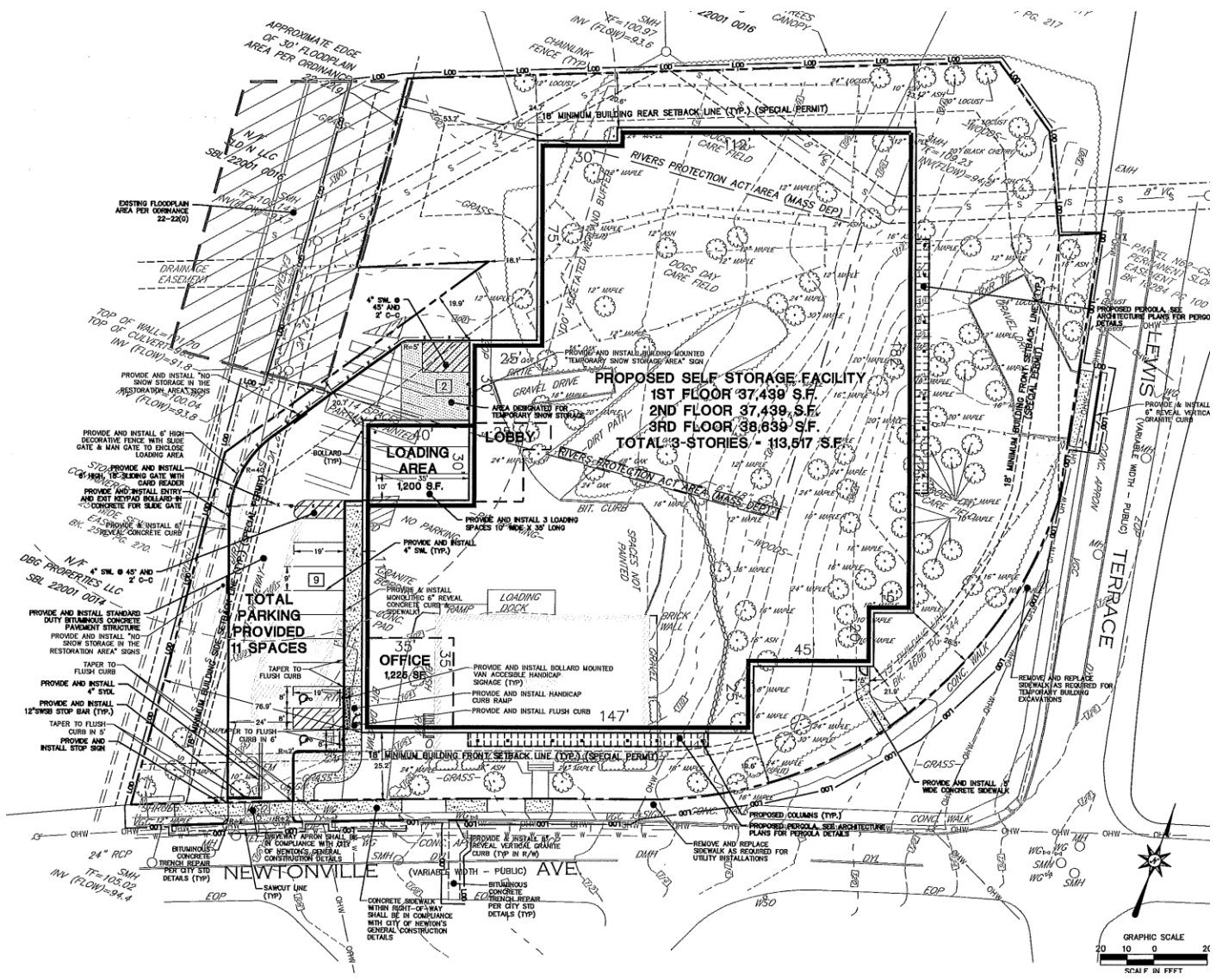
Proposed Conditions (con't)



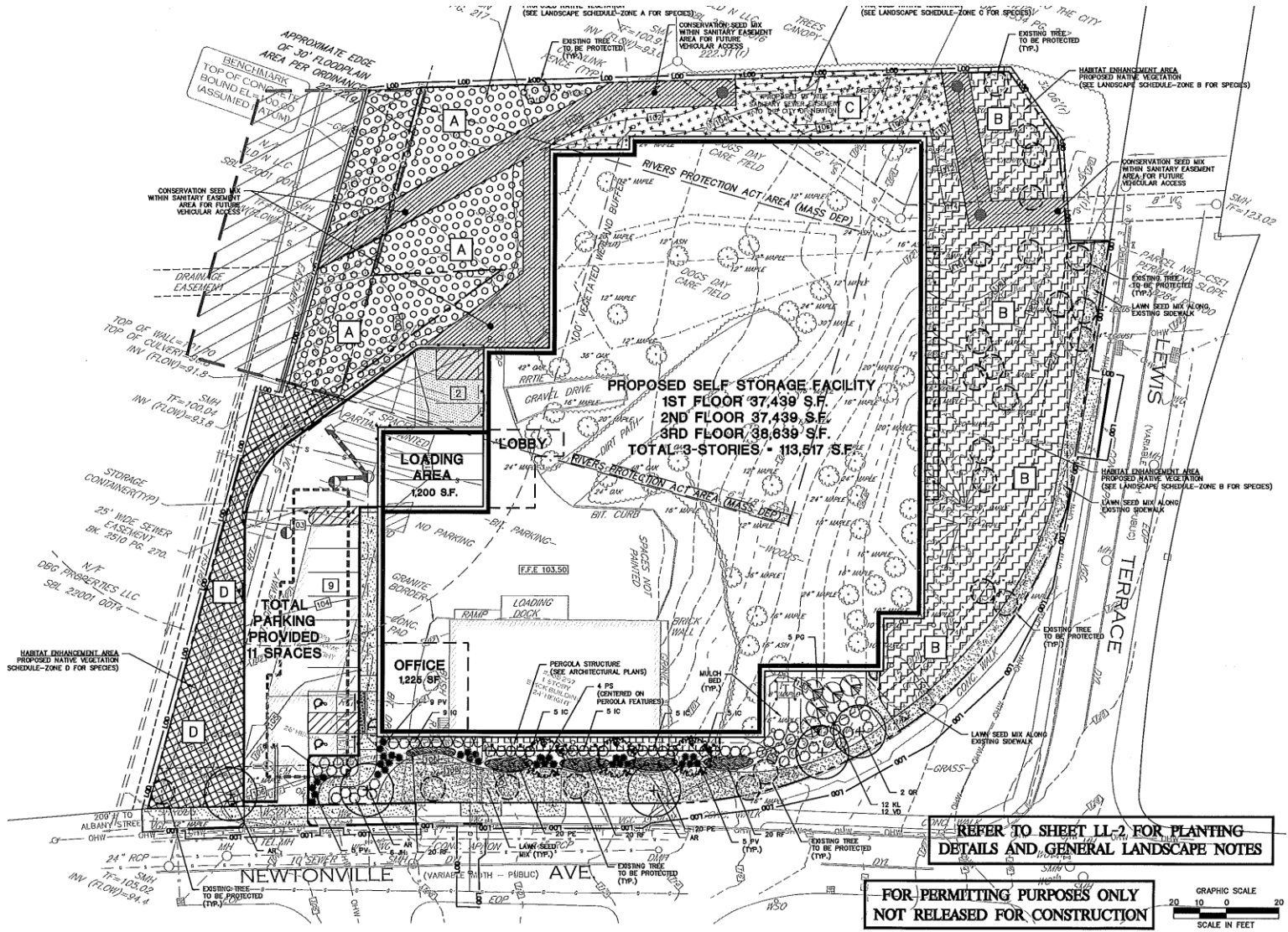




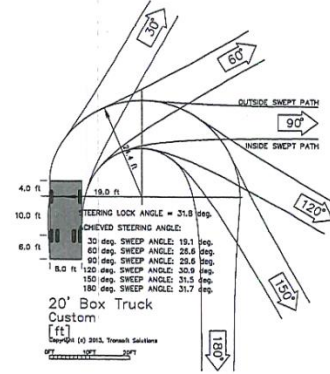
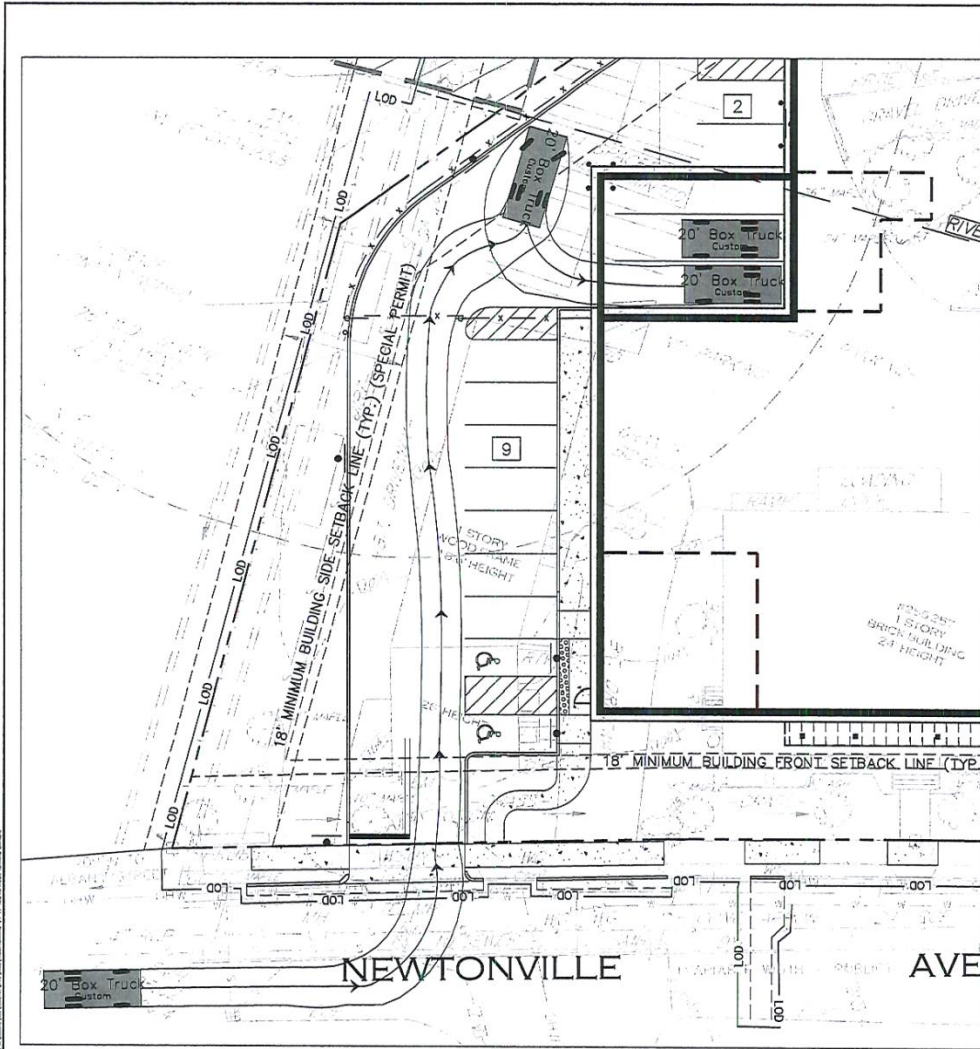
Site Plan (dated 2/29/2016)



Landscape Plan (dated 2/29/2016)



Truck Turning (dated 4/15/2016)



ARCHITECTURE
 ENGINEERING
 SURVEYING
 LAND SURVEYING

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 Newton, MA 02459
 617-552-8888
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PROPOSED SELF STORAGE FACILITY
 285-287 NEWTONVILLE AVENUE
 NEWTON, MASSACHUSETTS

DESIGNED BY
 DATE

DESIGNED BY
 DRAWN BY
 CHECKED BY
 APPROVED BY
 DATE
 PROJECT NO. 1002793
 DATE 4/15/2016
 CALL FILE 1502110000-04-11-16

TRUCK
 TURNING
 EXHIBIT

Sheet No.

TT-1

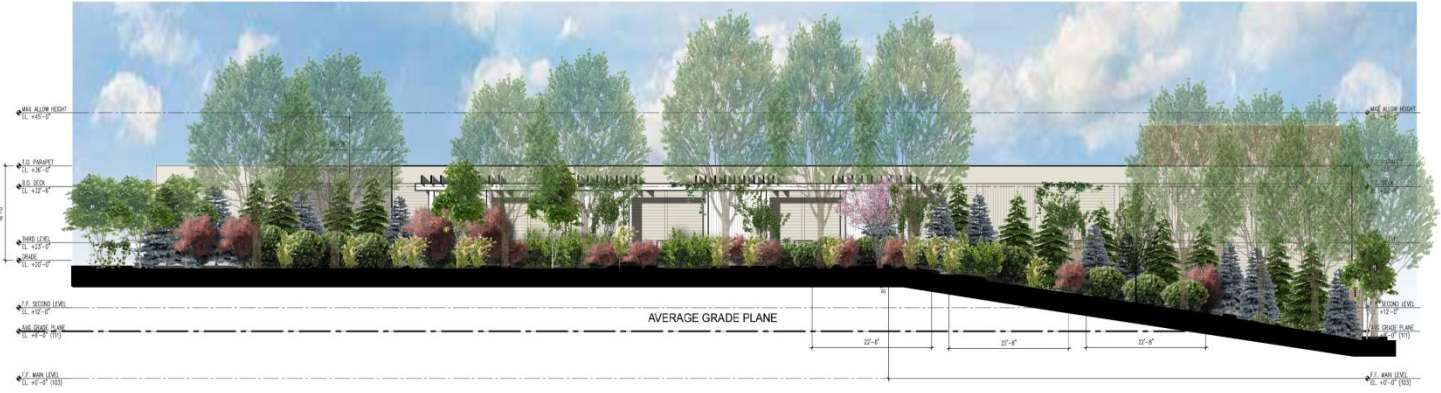


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Elevations – Newtonville Ave. and Lewis Terrace



① EXTERIOR ELEVATION - SOUTH - NEWTONVILLE AVENUE
1/8" = 1'-0"



② EXTERIOR ELEVATION - EAST - LEWIS TERRACE
1/8" = 1'-0"

Elevations- North (Mass Turnpike) and West



3 EXTERIOR ELEVATION - NORTH - MASSACHUSETTS TURNPIKE
1/8"=1'-0"



4 EXTERIOR ELEVATION - WEST - PARKING & ENTRANCE
1/8"=1'-0"